

In re:
Leslie Klein
Debtor

Case No. 23-10990-SK
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Feb 13, 2025

User: admin
Form ID: pdf042

Page 1 of 5
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 15, 2025:

Recip ID	Recipient Name and Address
db	+ Leslie Klein, 322 N. June Street, Los Angeles, CA 90004-1042

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 15, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 13, 2025 at the address(es) listed below:

Name	Email Address
Alan G Tippie	on behalf of Interested Party Courtesy NEF Alan.Tippie@gmlaw.com atippie@ecf.courtdrive.com;Karen.Files@gmlaw.com,patricia.dillamar@gmlaw.com,denise.walker@gmlaw.com
Alex M Weingarten	on behalf of Creditor Jeffrey Winter aweingarten@willkie.com lcarter@willkie.com
Alex M Weingarten	on behalf of Interested Party Courtesy NEF aweingarten@willkie.com lcarter@willkie.com
Armen Manasserian	on behalf of Plaintiff Franklin Menlo co-trustee of the Franklin Menlo Irrevocable Trust established March 1, 1983 armen@ml-apc.com, jennifer@ml-apc.com,maria@ml-apc.com
Baruch C Cohen	on behalf of Plaintiff David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com

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Baruch C Cohen	on behalf of Interested Party Courtesy NEF bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Creditor Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Creditor David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Plaintiff Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Beth Ann R. Young	on behalf of Interested Party Life Capital Group LLC bry@lnbyg.com, bry@lnbyb.com
Bradley D. Sharp (TR)	bsharp@dsi.biz
Brandon J. Iskander	on behalf of Creditor Joseph Vago biskander@goeforlaw.com kmurphy@goeforlaw.com
Brandon J. Iskander	on behalf of Interested Party Robert P Goe biskander@goeforlaw.com kmurphy@goeforlaw.com
Brandon J. Iskander	on behalf of Creditor Erica Vago biskander@goeforlaw.com kmurphy@goeforlaw.com
Brett J. Wasserman	on behalf of Plaintiff Adi Vendriger wasserman@smcounsel.com
Brian A Procel	on behalf of Plaintiff Erica Vago brian@procel-law.com rdankwa@millerbarondess.com;docket@millerbarondess.com
Christopher M McDermott	on behalf of Creditor U.S. Bank National Association as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series ch11ecf@aldridgepite.com, CMM@ecf.inforuptcy.com;cmcdermott@aldridgepite.com
Clarisse Young	on behalf of Creditor Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com
Clarisse Young	on behalf of Plaintiff Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com
Clarisse Young	on behalf of Interested Party Courtesy NEF youngshumaker@smcounsel.com levern@smcounsel.com
Dane W Exnowski	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust dane.exnowski@mccalla.com, bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Dane W Exnowski	on behalf of Interested Party Courtesy NEF dane.exnowski@mccalla.com bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Eric J Olson	on behalf of Defendant The Marital Deduction Trust of Erika Klein eric@ejolsonlaw.com
Eric J Olson	on behalf of Attorney ERIC J OLSON eric@ejolsonlaw.com
Eric J Olson	on behalf of Defendant Barbara Klein eric@ejolsonlaw.com
Eric J Olson	on behalf of Defendant Leslie Klein eric@ejolsonlaw.com
Eric J Olson	on behalf of Defendant The Second Amended Klein Living Trust eric@ejolsonlaw.com
Eric J Olson	on behalf of Defendant The Survivor's Trust of Leslie Klein eric@ejolsonlaw.com
Gary Tokumori	on behalf of Interested Party Courtesy NEF gtokumori@pmcos.com
Greg P Campbell	on behalf of Interested Party Courtesy NEF ch11ecf@aldridgepite.com gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
Jeffrey N Pomerantz	on behalf of Trustee Bradley D. Sharp (TR) jpomerantz@pszjlaw.com
Jeffrey P Nolan	on behalf of Plaintiff Bradley D. Sharp Chapter 11 Trustee jnolan@pszjlaw.com

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Jeffrey P Nolan	on behalf of Plaintiff Bradley D. Sharp jnolan@pszjlaw.com
Jeffrey P Nolan	on behalf of Trustee Bradley D. Sharp (TR) jnolan@pszjlaw.com
Jeffrey W Dulberg	on behalf of Trustee Bradley D. Sharp (TR) jdulberg@pszjlaw.com
Jeffrey W Dulberg	on behalf of Plaintiff Bradley D. Sharp jdulberg@pszjlaw.com
Jeffrey W Dulberg	on behalf of Plaintiff Bradley D. Sharp jdulberg@pszjlaw.com
Jeffrey W Dulberg	on behalf of Plaintiff Bradley D. Sharp Chapter 11 Trustee jdulberg@pszjlaw.com
John P. Ward	on behalf of Creditor U.S. Bank N.A., as Trustee for Velocity Commercial Capital Loan Trust 2018-2 jward@attleseyward.com, ephuong@attleseyward.com
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Kenneth Miskin	on behalf of U.S. Trustee United States Trustee (LA) Kenneth.M.Miskin@usdoj.gov
Kevin Ronk	on behalf of Creditor Miracle Mile Properties LP Kevin@portilloronk.com, jaclyn@cym.law,karen@cym.law
Kevin Ronk	on behalf of Creditor Franklin Menlo Kevin@portilloronk.com jaclyn@cym.law,karen@cym.law
Kirsten Martinez	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for J.P. Morgan Mortgage Acquisition Corp Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com
Kirsten Martinez	on behalf of Creditor Toyota Lease Trust as serviced by Toyota Motor Credit Corporation Kirsten.Martinez@bonialpc.com Notices.Bonial@ecf.courtdrive.com
Krikor J Meshefejian	on behalf of Interested Party Life Capital Group LLC kjm@lnbyg.com
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Robert P Goe

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Simon Aron

on behalf of Defendant Kenneth Klein saron@wrlawyers.com moster@wrlawyers.com;jlee@wrlawyers.com

Steven M Mayer

on behalf of Interested Party Courtesy NEF smayer@mayerlawla.com

Steven M Mayer

on behalf of Plaintiff Jeffrey Siegel smayer@mayerlawla.com

Theron S Covey

on behalf of Creditor Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium
Mortgage Acquisition Trust tcovey@raslg.com

Todd S. Garan

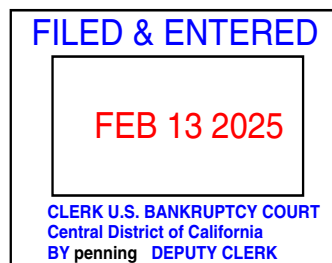
on behalf of Creditor JPMorgan Chase Bank N.A. ch11ecf@aldridgepite.com,
TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

United States Trustee (LA)

ustpregion16.la.ecf@usdoj.gov

TOTAL: 93

1 Jeffrey W. Dulberg (CA Bar No. 181200)
John W. Lucas (CA Bar No. 271038)
2 PACHULSKI STANG ZIEHL & JONES LLP
10100 Santa Monica Blvd., 13th Floor
3 Los Angeles, California 90067-4003
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4 Facsimile: 310-201-0760
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5 jlucas@pszjlaw.com
6 Counsel to Bradley D. Sharp, Chapter 11 Trustee



7
8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11 In re
12 LESLIE KLEIN,
13 Debtor.

Case No. 2:23-bk-10990-SK

Chapter 11

**ORDER GRANTING MOTION AND
APPROVING SALE OF ESTATE'S
INTEREST IN SUITE 1323 OF THE
LEONARDO PLAZA HOTEL, HA-RAV
AVIDA ST 1, JERUSALEM, 9426801,
ISRAEL**

Date: February 12, 2025
Time: 9:00 a.m.
Crtrm.: 1575

Judge: Hon. Sandra R. Klein

[Relates to Docket Nos. 895, 904 and 906]

PACHULSKI STANG ZIEHL & JONES LLP
ATTORNEYS AT LAW
LOS ANGELES, CALIFORNIA

1 A hearing was held on February 12, 2025, at 9:00 a.m., before the Honorable Sandra R.
2 Klein, United States Bankruptcy Judge for the Central District of California, in Courtroom 1575
3 located at 255 East Temple Street, Los Angeles, California, on the *Motion For Order Approving*
4 *Sale of Estate's Interest In Suite 1323 Of The Leonardo Plaza Hotel, Ha-Rav Avida St 1,*
5 *Jerusalem, 9426801, Israel* [Docket No. 895] (the "**Motion**")¹, filed by Bradley D. Sharp, the duly
6 appointed, authorized and acting chapter 11 trustee (the "**Trustee**") in the above-captioned
7 bankruptcy case. Appearances were made as noted on the record.

8 The Court, having read and considered the Motion and all papers filed in support thereof,
9 as well as the response filed by Leslie Klein as Trustee of the Marital Deduction Trust of Erika
10 Klein and Trustee of the Credit Trust of Erika Klein [Docket No. 904] and the Trustee's reply
11 thereto [Docket No. 906], and, having found that the offer of Philip Joseph Goldschmiedt and
12 Rachel Goldschmiedt (the "**Buyer**") is the "highest and best" offer received with respect to the
13 proposed sale, and that the Buyer is entitled to "good faith" protection in accordance with 11
14 U.S.C. §363(m), and having found that Suite 1323 of The Leonardo Plaza Hotel, Ha-Rav Avida St
15 1, Jerusalem, 9426801, Israel (the "**Property**") is free and clear of all liens, claims or interests,
16 except for an order prohibiting any disposition of the Property issued by the Israeli Court at the
17 Trustee's request, and with good cause shown,

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28 ¹ Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

1 IT IS HEREBY ORDERED:

2 1. The Motion is **GRANTED**.

3 2. The Trustee is authorized to sell, pursuant to 11 U.S.C. §363(b), the bankruptcy
4 estate's interest in the Property, as further set forth herein.


5 3. The offer (the "**Accepted Offer**") from the Buyer in the amount of 3,271,000 Israel
6 New Shekels (ILS) is approved. The Accepted Offer is the "highest and best" offer the Trustee
7 has received for the Israel Property.

8 4. The Buyer is deemed a "good faith purchaser" pursuant to 11 U.S.C. § 363(m).

9 5. Notwithstanding Bankruptcy Rule 6004(h), this Order shall be effective and
10 enforceable immediately upon entry, its provisions shall be self-executing, and the Trustee is
11 authorized to proceed with the sale. The Motion or notice of Motion shall be deemed to provide
12 sufficient notice of the Trustee's request for waiver of the otherwise applicable stay of the Order.

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23 Date: February 13, 2025

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Sandra R. Klein
United States Bankruptcy Judge